

**OFFICIAL
COMMISSION MINUTES
MAY 20th, 2024 – 11th DAY OF
THE APRIL ADJOURN TERM**

FORMAL AGENDA

The County Commission met in the Commission Hearing Room with Nick Plummer (present), Brandon Williams (present), and Sheila Wyatt (present).

PUBLIC COMMENT

None.

CALL COUNTY COMMISSION MEETING TO ORDER

Presiding Commissioner Nick Plummer called the meeting to order at 9:00 a.m.

COMMISSION REMARKS

Presiding Commissioner Plummer had two announcements to make. The Commission is accepting applications for the Library Board. You can submit applications to commission@taneycountymo.gov. The Commission will be accepting applications through June until they make appointments sometime in June. The second announcement is that next Monday is Memorial Day and Taney County Court House and Judicial Center will be closed and will reopen on May 28th.

APPROVAL OF ACCOUNTS PAYABLE

Commissioner Wyatt moved to approve Checks #475996 through Check #476084, Warrants #8386 through #8390 and seven Journal Entries/Transfers. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

APPROVAL OF PAYROLL

Commissioner Williams moved to approve payroll. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

APPROVAL OF PREVIOUS MEETING MINUTES

Commissioner Williams moved to approve Regular Session Minutes for May 13th, 2024 and Executive Session Minutes for May 13th, 2024. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

APPROVAL OF AGREEMENT FOR SHERIFF'S DEPARTMENT VEHICLES (1 OR MORE) #24-059S

Brad Daniels, Sheriff, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Agreement by and between NRoute Enterprises, LLC and Taney County. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

No. 24-059S

AGREEMENT
for
Sheriff's Department Vehicles (1 or more)

THIS AGREEMENT dated the _____ day of _____ 2024 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (hereinafter "County") and NRoute Enterprises LLC of Ozark, Missouri (hereinafter "Vendor").

NOW, THEREFORE IN CONSIDERATION of the mutual consideration and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement for the purchase of one (1) or more Sheriff's Department Vehicles ("Vehicles") shall include the State of Missouri contract #CC240753002 and any applicable addenda. All such documents shall constitute the "Contract Documents", which are attached hereto and incorporated herein by reference. Service or product data, specifications and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Contract Price. The County agrees to purchase from the Vendor and the Vendor agrees to sell to the County the Vehicles pursuant to the Contract Documents for the contract price of \$47,505 for a 2023 Ford Police Utility and \$46,738 for a 2024 Ford F-150 Responder, with a total current purchase price of \$94,243. If certain unusual circumstances occur specific to Vehicle availability, the County may consider all other options.

3. Contract Duration. This Agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties, subject to the provisions for termination specified below. This Agreement may only be extended by the order of the County subject to the pricing and delivery clauses as agreed to and offered by the Vendor's bid response.

4. Billing and Payment. All billing shall be invoiced with specific department information for tracking. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Vendor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid

APPROVAL OF AGREEMENT FOR TRAFFIC PAINT PRIMARY & SECONDARY #24-058RB

Devin Huff, Road & Bridge Administrator, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner William moved to approve the Agreement for Traffic Paint Primary by and between Taney County and LBS Enterprises, LLC dba Allstates Coating Company. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

PRIMARY

No. 24-058RB(a)

Agreement
For
Traffic Paint
(Primary)

THIS AGREEMENT dated the ____ day of _____ 2024 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (hereinafter "County") and LBS Enterprises, LLC dba Allstates Coatings Company, Gladewater, Texas (hereinafter "Contractor").

NOW, THEREFORE IN CONSIDERATION of the mutual considerations and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement to purchase traffic paint ("Product") shall include the Contractor's bid response to County's Request For Bid #202404-553 and any applicable addenda which are attached hereto and incorporated herein by reference. Service or product data, specifications and literature submitted may be permanently maintained in the County Purchasing Office. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Contract Price. The County agrees to purchase the Product from the Contractor and the Contractor agrees to sell to the County the Product provided under this Agreement. The Purchase Price shall not exceed \$24,043.25 for seven (7) totes. If certain unusual circumstances occur specific to Product availability, the County may consider all other options.

3. Contract Duration. This agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties. This agreement may only be extended by the order of the County subject to the pricing, and delivery clauses as agreed to, and offered by the Contractor's bid response.

4. Billing and Payment. All billing must be invoiced with specific department information. Billings and invoices may only include the prices provided for via this Agreement. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual Agreement. This Agreement may only be amended by a signed writing executed with the same formality as this Agreement.

7. Termination. This Agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. Due to material breach of any term or condition of this Agreement, or
- b. If in the opinion of the Taney County Commission Services are delayed or are not provided in conformity with specifications or variances authorized by County, or

Commissioner Williams moved to approve the Agreement for Traffic Paint Secondary by and between Taney County and Sasco Pavement Coatings, Inc. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

SECONDARY

No. 24-058RB(b)

Agreement
For
Traffic Paint
(Secondary)

THIS AGREEMENT dated the ____ day of _____ 2024 is made between Taney County, Missouri, a political subdivision of the State of Missouri, (hereinafter "County") and SASCO Pavement Coatings, Inc., Springfield, Missouri (hereinafter "Contractor").

NOW, THEREFORE IN CONSIDERATION of the mutual considerations and obligations of the parties contained herein, the parties agree as follows:

1. Contract Documents. The contract documents to this Agreement to purchase traffic paint ("Product") shall include the Contractor's bid response to County's Request For Bid #202404-553 and any applicable addenda which are attached hereto and incorporated herein by reference. Service or product data, specifications and literature submitted may be permanently maintained in the County Purchasing Office. In the event of a conflict between any of the foregoing Contract Documents, and this Agreement, the terms and conditions of this Agreement shall prevail and control.

2. Contract Price. The County agrees to purchase the Product from the Contractor and the Contractor agrees to sell to the County the Product provided under this Agreement. The Purchase Price shall not exceed \$31,493.00 for seven (7) totes. If certain unusual circumstances occur specific to Product availability, the County may consider all other options.

3. Contract Duration. This agreement shall commence on the date it is fully executed and terminate upon expiration of all applicable warranties. This agreement may only be extended by the order of the County subject to the pricing, and delivery clauses as agreed to, and offered by the Contractor's bid response.

4. Billing and Payment. All billing must be invoiced with specific department information. Billings and invoices may only include the prices provided for via this Agreement. No additional fees or extra services not included, or taxes, shall be included as additional charges in excess of the charges in this Agreement or the Contract Documents. The County agrees to pay all correct statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts, if any are available, when County makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount.

5. Binding Effect. This Agreement shall be binding upon the parties hereto and their successors and assigns for so long as this Agreement remains in full force and effect.

6. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual Agreement. This Agreement may only be amended by a signed writing executed with the same formality as this Agreement.

7. Termination. This Agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. Due to material breach of any term or condition of this Agreement, or
- b. If in the opinion of the Taney County Commission Services are delayed or are not provided in conformity with specifications or variances authorized by County, or

APPROVAL NOTICE OF RENEWAL FOR MODIFIED AGGREGATE QUICK SET #24-060RB

Devin Huff, Road & Bridge Administrator, was present. Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Notice of Renewal by and between Donelson Construction Company, LLC and Taney County. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

No. 24-060RB

NOTICE OF RENEWAL

To: Donelson Construction Company, LLC., Michael J. Donelson, Authorized Representative, 1075 Wise Hill Road, Cleaver, Missouri 65631

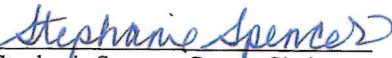
Notice is given that the County of Taney, Missouri hereby renews its agreement with Donelson Construction Company, LLC., for modified aggregate quick set, commencing May 2, 2024, for a period of (1) one year, which will expire on May 1, 2025. A copy of this agreement is attached hereto as Exhibit A.



Nick Plummer, Presiding Commissioner

Date: 5-2024

ATTEST: I, Stephanie Spencer, as the Clerk of the Taney County Commission hereby attest that the above Notice of Renewal was executed by Taney County Presiding Commissioner, Nick Plummer, pursuant to a duly passed motion of the Taney County Commission approving the above agreement.


By: 

Stephanie Spencer, County Clerk

Date: 5/20/2024

Certification of Accounting Officer pursuant to Section 50.660RSMo:

The undersigned, as Budget and Accounting Officer for the County of Taney, certifies that there is a balance otherwise unencumbered in the county treasury to the credit of the appropriation to which the financial obligation imposed upon the county by this Notice of Renewal is to be charged, and there is a cash balance otherwise unencumbered in the county treasury to the credit of the fund from which payment is to be made, each sufficient to meet the obligations scheduled to be incurred under this Notice of Renewal.

By: 

David Clark, Taney County Auditor

Date: 5/20/2024

APPROVAL SB190 ORDINANCE

Presiding Commissioner Plummer referenced a letter from their attorney.

Commissioner Williams moved to approve the Order and Ordinance of the Taney County Commission authorizing a Property Tax Credit pursuant to Senate Bill 190 and 137.1050, RSMo., to provide property tax relief for senior citizen primary residence. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER & ORDINANCE OF THE TANEY COUNTY COMMISSION

AUTHORIZING A PROPERTY TAX CREDIT PURSUANT TO SENATE BILL 190 AND § 137.1050, RSMO. TO PROVIDE PROPERTY TAX RELIEF ON SENIOR CITIZENS' PRIMARY RESIDENCE

WHEREAS, in 2023, the Missouri legislature passed and the Governor signed Senate Bill 190 ("SB 190"), codified as Section 137.1050, RSMo; and

WHEREAS, SB 190 and Section 137.1050, RSMo., became effective on August 28, 2023; and

WHEREAS, under SB 190, certain eligible senior citizen taxpayers may receive a property tax credit; and

WHEREAS, a senior citizen taxpayer may qualify as an eligible taxpayer if the taxpayer is a Missouri resident; is eligible for Social Security retirement benefits; is an owner of record of a homestead or has legal or equitable interest in such property as evidenced by a written instrument; and is liable for the payment of real property taxes on such homestead;

WHEREAS, SB 190 and § 137.1050, RSMo. authorize a county to grant a property tax credit to eligible senior citizen taxpayers residing in such county if a county adopts an ordinance authorizing such credit; and

WHEREAS, pursuant to SB 190 and Section 137.1050, RSMo. the County Commission of Taney County, Missouri desires to establish and create a tax credit for certain eligible senior citizen taxpayers within Taney County effective for tax year 2024; and

NOW, THEREFORE, IT IS HEREBY ORDERED by the County Commission of Taney County, Missouri, as follows:

1. **Adoption and Enactment.** The County Commission of Taney, Missouri hereby authorizes a real property tax credit to eligible taxpayers residing in Taney County, Missouri in an amount equal to the eligible taxpayer's eligible credit amount. No taxpayer shall be deemed eligible for purposes of calculating the tax credit prior to the date of enactment of this Order and Ordinance. Nothing in this Order and Ordinance shall be construed to authorize or require the issuance of any refunds of taxes already paid prior to the effective date.


2. **Definitions.** For purposes of this Order and Ordinance, and pursuant to the provisions of SB 190 and § 137.1050, RSMo., the following words and phrases shall have the following meanings:

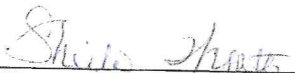
- a. **"Eligible Credit Amount"**: the difference between an eligible taxpayer's real property tax liability on such taxpayer's homestead for a given tax year, minus the real property tax liability on such homestead in the year that the taxpayer became an eligible taxpayer.

- b. "Eligible Taxpayer": A Missouri resident who:
- i. Is eligible for Social Security retirement benefits;
 - ii. Is an owner of record of a homestead or has a legal or equitable interest in such property as evidenced by a written instrument; and
 - iii. Is liable for the payment of real property taxes on such homestead in Taney County, Missouri.
- c. "Homestead": real property actually occupied by an eligible taxpayer as the primary residence. An eligible taxpayer shall not claim more than one primary residence.
3. Tax Credit; Statement of Tax Due. The eligible tax credit amount granted pursuant to this Order and Ordinance shall be calculated as the difference between the eligible taxpayer's real property tax liability on the taxpayer's homestead for the 2024 tax year, minus the property tax liability on the homestead in the 2025 tax year and each subsequent tax year. The amount of tax credit shall be noted on the statement of tax due sent to the eligible taxpayer by the Taney County Collector of Revenue. No tax credit shall be granted pursuant to this Order and Ordinance to a taxpayer that owes delinquent taxes, interest, or penalties.
4. Tax Revenue Calculation. For the purposes of calculating property tax levies pursuant to § 137.073, RSMo., the total amount of credit authorized pursuant to this Order and Ordinance shall be considered tax revenue, as such term is defined in § 137.073, RSMo., actually received by the respective political subdivisions levying a real estate property tax in Taney County.
5. Implementation. The County and each of its elected officials shall be authorized and empowered to adopt such rules and procedures as they deem necessary in order to carry out and implement the provisions of this Order and Ordinance and to develop and require such documents, applications and instruments as may be necessary or desirable to permit the application of the tax credits authorized herein, and to carry out, comply with and perform the requirements of the provisions set forth in this Order and Ordinance.
6. Exclusions. The tax authorized pursuant to Article III, Section 38(b) of the Missouri Constitution relating to the blind pension fund, any bonded indebtedness of a political subdivision located partially or wholly within Taney County and any other taxes levied against real property and protected or otherwise guaranteed pursuant to the Missouri Constitution shall be excluded from the calculation of the tax credit granted pursuant to this Order and Ordinance.
7. Date of Applications; Applicants. Beginning in 2025, applications for tax credits shall be received on or before June 30 of each year in order to be eligible for the tax credit in that calendar year. Applications received after June 30 shall apply for the following year. An Eligible Taxpayer seeking a property tax credit pursuant to this Order and Ordinance shall submit an application in writing on forms approved by the County containing the required information. Applications shall be presented to the County Commission for approval or denial, and any such approval or denial shall be set forth in a Commission Order.
8. Political Subdivisions. This Order and Ordinance shall apply to all political subdivisions located partially or wholly within Taney County, Missouri that levy and collect real estate property taxes.
9. Closed Records. Except as otherwise provided in Chapter 610, RSMo., taxpayer information submitted in the application and supporting documents shall be a closed record; provided, however, any information set forth in any record that is otherwise a public record shall be subject to disclosure as provided by law.
10. Compliance. No person shall knowingly submit false or misleading information in support of an application under this ordinance. Any person convicted of violating this ordinance shall be punished as provided by law, including, but not limited to § 575.060, RSMo.
11. Severability. The provisions of this Order and Ordinance shall be severable. If any provision of this Order and Ordinance is found by a court of competent jurisdiction to be unconstitutional, invalid, or unenforceable, the remaining provisions shall be treated as being in full force and effect.
12. Passage and Approval. This Order and Ordinance shall be in full force and effect from and after the date of its passage and approval by the County Commission and shall be effective for tax year 2024 and each year thereafter.

ADOPTED BY THE COUNTY COMMISSION OF TANEY COUNTY, MISSOURI,
THIS 20th DAY OF May, 2024.


Nick Plummer, Presiding Commissioner


Brandon Williams, Western District Commissioner


Sheila Wyatt, Eastern District Commissioner



Attest:


Stephanie Spencer, County Clerk 5/20/2024

PLANNING & ZONING REZONE REQUEST(S)

Scott Starrett, Planning & Zoning Administrator and Presley Cozort, Permit Technician and Planning and Zoning Coordinator were present.

QUALITY STRUCTURES OF ARKANSAS LLC, PARCEL #08-5.0-21-000-002-006.007, LOCATED AT 201 STINGER DR., BRANSON MO ORDER #05-20-2024-01

Angela Wood, Applicant, appeared in front of Commission in reference to Order #05-20-2024-01.

Commissioner Wyatt moved to approve Order #05-20-2024-01 to zone all to RV-1 Recreational Vehicle Park. Presiding Commissioner Plummer seconded the motion. The motion passed by vote: Plummer (aye), Williams (abstain) and Wyatt (aye).

ORDER NUMBER: 05-20-2024-01

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: May 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on May 13, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H17, Branson Township, all of lot #2A-3-1 to RV-1 Recreational Vehicle Park, requested Quality Structures of Arkansas LLC, parcel number: 08-5.0-21-000-002-006.007, located at 201 Stinger Dr, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of May 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 2 in favor, 0 opposed, and 1 abstain to amend the Taney County, Missouri Zoning District map H17, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

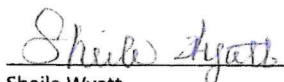
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District BE amended as follows and pursuant to the information below:

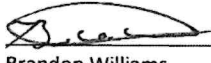
Parcel Number	Location	Map Grid #	Township	Zoning District
08-5.0-21-000-002-006.007	201 Stinger Dr	H17	Branson	Lot 2A-3-1 to RV-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of May 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 5/20/2024



PLANNING & ZONING, PARCEL #18-1.0-11-002-001-008.000, LOCATED AT TBD STATE HWY 165, BRANSON, MO ORDER #05-20-2024-02

Commissioner Wyatt moved to approve Order #05-20-2024-02 to zone all to A-1 Agriculture. Commissioner Williams seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 05-20-2024-02

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: May 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on May 13, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number J15, Branson Township, to zone estimated 900 sq ft parcel to A-1 Agricultural District, requested by The Planning Commission, parcel number: 18-1.0-11-002-001-008.000, located at TBD State Hwy 165, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of May 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map J15, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

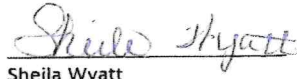
<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
18-1.0-11-002-001-008.000	TBD State Hwy 165	J15	Branson	A-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of May 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION



Nick Plummer
Presiding Commissioner



Sheila Wyatt
Commissioner, Eastern District



Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 5/20/2024



**UNIQUE PROPERTIES OF THE OZARKS LLC, PARCEL #08-8.0-28-000-000-111.000,
LOCATED AT 2186 LAKE SHORE DR., BRANSON, MO ORDER #05-20-2024-03**

Bryan Rich, Applicant, appeared in front of Commission in reference to Order #05-20-2024-03.

Commissioner Williams moved to approve Order #05-20-2024-03 changing Parcel from R-1 to NR-1. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 05-20-2024-03

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: May 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on May 13, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number H18, Branson Township, from R-1 Single Family Residential District to NR-1 Single Family Nightly Rental District, requested by Unique Properties of the Ozarks LLC, parcel number: 08-8.0-28-000-000-111.000, located at 2186 Lake shore Dr, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of May 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map H18, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

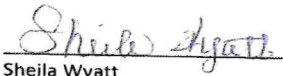
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

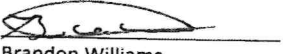
<u>Parcel Number</u>	<u>Location</u>	<u>Map Grid #</u>	<u>Township</u>	<u>Zoning District</u>
08-8.0-28-000-000-111.000	2186 Lake Shore Dr	H18	Scott	NR-1

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of May 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 5/20/2024



4MIN DEVELOPMENT LLC, PARCEL #08-3.0-08-000-000-010.000 & #08-3.0-08-000-000-021.001 LOCATED AT TBD BUCHANAN RD., BRANSON, MO ORDER #05-20-2024-04

The following individuals appeared in front of the Commission in reference to Order #05-20-2024-04:

- Nathan Adams, Engineer, 3213 S. West Bypass, Springfield, Mo.
- Lee Viorel, Attorney, 901 E. St. Louis St., Springfield, MO.
- Cory Roebuck, P.O. Box 6091, Branson, MO.
- Carri Bard, 244 Lafayette, Ln., Branson, Mo.
- Georgia Cooper, 207 Lafayette, Ln., Branson, Mo.
- Carolyn Boss, 180 Linda Ln.
- Jeff Justus, Owner of L&J Plumbing Supply.
- Randall Cerretti, Lafayette Ln., Branson, Mo.

Commissioner Williams moved to make a motion to amend the Order #05-20-2024-04 to exclude Parcel #08-3.0-08-000-000-021.000. Commissioner Williams amended his motion to only include #08-3.0-08-000-000-010.000 also commonly known as Tract 2. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

Commissioner Williams moved to approve Order #05-20-2024-04. Commissioner Wyatt seconded the motion with discussion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER: 05-20-2024-04

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: May 20, 2024

SUBJECT: Zoning District Amendment

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Planning Commission has held public hearings in order to obtain public input concerning an amendment to the Taney County, Missouri Zoning District map, in accordance with the requirements of Chapter 64 and Section 64.863 of the Missouri Revised Statutes; and

WHEREAS, on May 13, 2024, the Taney County Planning Commission recommends approving, to the Taney County Commission, the amendment to the Zoning District map grid number G17, Branson Township, Tract 2, parcel #08-3.0-08-000-000-010.000 & Tract 3, parcel #08-3.0-08-000-000-021.001 of the 4MIN Estates Subdivision to R-3 Multi-Family Residential District, requested by 4MIN Development LLC, formally part of parcel numbers: 08-3.0-08-000-000-010.000 & 08-3.0-08-000-000-021.000, located at TBD Buchanan Rd, Branson, Missouri, to the Taney County Commission and

NOW, THEREFORE, on this 20th day of May 2024, at a duly called meeting of the Taney County Commission, having received the recommendation from the Planning Commission and, after public notice, and in open session, upon motion made to Approve the amended order to include Tract 2 parcel #08-3.0-08-000-000-010.000 only and seconded, the Taney County Commission voted 3 in favor, 0 opposed, and 0 abstain to amend the Taney County, Missouri Zoning District map G17, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

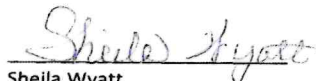
IT IS HEREBY ORDERED that the Taney County, Missouri Zoning District Be amended as follows and pursuant to the information below:

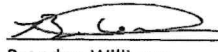
Parcel Number	Location	Map Grid #	Township	Zoning District
08-3.0-08-000-000-010.000 Tract 2	TBD Buchanan Rd	G17	Branson	Tract 2 R-3

IT IS FURTHER ORDERED that the Zoning District Amendments to the Taney County, Missouri Zoning Map shall become effective on the 20th day of May 2024, the Order shall be filed in the office of Taney County Recorder, Taney County Clerk, and Taney County Planning & Zoning.

TANEY COUNTY COMMISSION


Nick Plummer
Presiding Commissioner


Sheila Wyatt
Commissioner, Eastern District


Brandon Williams
Commissioner, Western District

ATTEST:


Stephanie Spencer, County Clerk 5/20/2024



RECESS: 10:51 A.M.

RECONVENE: 11:00 A.M.

**APPROVAL OF PLANNING & ZONING REGULATIONS AMENDMENTS 2024
ORDER #5**

Scott Starrett, Planning & Zoning Administrator, was present.

Commissioner Williams moved to approve Order #05-20-2024-05. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER 05-20-2024-05

ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI

DATE: May 20, 2024

SUBJECT: Adoption of Amendments to the Taney County Zoning Regulations

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Taney County Planning Commission has held public hearings in order to obtain public input concerning amendments to the Taney County, Missouri Zoning Regulations, in accordance with the requirements of Section 64.815 of the Missouri Revised Statutes; and

WHEREAS, the Taney County Planning Commission has recommended the amendments to the Taney County, Missouri Zoning Regulations; and

NOW, THEREFORE, on this 20th day of May, 2024, at a duly called meeting of the Taney County Commission, having received the recommendation of the Planning Commission and, after public notice, and in open session, upon motion made by Commissioner Williams seconded by Commissioner Wyatt and concurred by Presiding Commissioner Plummer, the Taney County Commission did vote to amend the Taney County, Missouri Zoning Regulations, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Zoning Regulations is hereby amended. The following Sections of the Zoning Regulations have been amended as per the attached handout:

Taney County Zoning Regulations:

- Article 002.000 Section 002.010: Definitions, Add the following definitions: Auction House, Communications Antenna Amateur, Flood Insurance Rate Map, Flood Insurance Study, Floodway or Regulatory Floodway, Repair Service-Consumer, Self-Storage Units, Shooting Range Indoor, Shooting Range Outdoor, Wedding/Event Facility, Retail Sales and Service, Campground, Change in Use, Conditional Use, Conditional Use Permit, Lot, Office, On-Site Sewage Treatment System, Recreational Vehicle (RV) Park

- Article 002.000 Section 002.010: Definitions, Accessory Dwelling Unit, replace maximum of 1,000 square foot footprint to 1,500 square feet of finished living area
- Article 003.000 Section 003.080: Accessory Building and Uses F. Accessory Dwelling Units delete 3. And amend 4. to match amended definition and remove statement G. Accessory Apartment.
- Article 003.000: Remove Section 003.090 Traffic Visibility Across Corner Lot
- Article 006.000: District and District Boundaries Chart, Change RR-1 Rural Low Density, R-1 to Urban Density and C-2 to All
- Article 007.000 Section 007.001: Use Table, Change Manufactured/Mobile Home in R-2, R-3, NR-3 from Conditional Use to Provided by Right and add Conditional Use to RV-1. Change Religious Assembly-Large in A-1 from Conditional Use to Provided by Right. Remove Conditional Use from Residential Treatment Facility in R-1, R-2, NR-1, NR-3 and change Conditional Use in C-2 to Provided by Right. Add Auction House to A-1 and O as a Conditional Use and Provided by Right in C-1, C-2, M-1. Change Campground/Recreational Vehicle Park from Conditional Use in C-2 to Provided By Right. Remove Conditional Use from Landscaping & Lawn Care Service Facility. Add Conditional Use to Pawn Shop in A-1 and O. Add Conditional Use to Restaurant General in A-1. Replace Retail Sales & Service Convenience and General with Retail Sales & Service with Conditional Use in A-1, RV-1, and O and Provided by Right in C-1, C-2, and M-1. Remove Shooting Range and Replace with Shooting Range Indoor with Conditional Use in A-1 and C-1 and Provided by Right in C-2 and M-1 along with Shooting Range Outdoor with Conditional Use in A-1 and C-2. Add Telecommunications Facility as Conditional Use in RR-1, R-1, R-2, R-3, NR-1, NR-3, MH-1, and Rv-1, Provide by Right in O and C-1, and change Conditional Use in C-2, M-1, and M-2 to Provided by Right. Add Conditional Use to Vehicle Repair General in A-1. Remove Soil Extraction from A-1. Amend all corresponding Zoning Articles.
- Article 008.000 Section 008.020: Density and Dimensional Standards, Add column for Minimum Lt Size if Subdivided per Table 1 Taney County Subdivision Regulations and add column for Density.
- Article 009.000 Section 009.020: Density and Dimensional Standards, Change column name from Lot Area to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations and add a column for Density.
- Article 010, 011, 012 & 013 Section .020: Density and Dimensional Standards, Change column name from Minimum Lot Area to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations and add a column for Density.
- Article 014.000 Section 014.020: Special Provisions, Density and Dimensional Standards, Change column name from Minimum Lot Area to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations and add a column for Density.
- Article 017.000, 018.000 Section .050: Bulk and Intensity of Use Restrictions, Change column name form Minimum Lot Size to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations.
- Article 019.000 Section .060: Bulk and Intensity of Use Restrictions, Change column name form Minimum Lot Size to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations.
- Article 020.000 & 021.000 Section .060: Area Requirements, Change column name form Minimum Lot Size to Minimum Lot size if Subdivided per Table 1 Taney County Subdivision Regulations.

IT IS FURTHER ORDERED that the amendments to the Taney County, Missouri Zoning Regulations shall become effective on the 20th day of May, 2024, and a copy of this Order shall be filed in the office of the Planning & Zoning.

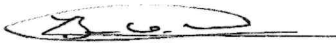
TANEY COUNTY COMMISSION



Nick Plummer
Presiding Commissioner



Sheila Wyatt
Commissioner, Eastern District



Brandon Williams
Commissioner, Western District

ATTEST:



Stephanie Spencer, County Clerk 5/20/2024



- Article 045.000 Section 045.020 Zoning Regulation Amendments, remove statement B. 2.

APPROVAL OF PLANNING & ZONING BOARD OF ADJUSTMENT BYLAWS AMENDMENTS 2024 ORDER #6

Scott Starrett, Planning & Zoning Administrator, was present.

Commissioner Williams moved to approve Order #05-20-2024-06. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye) and Wyatt (aye).

ORDER NUMBER 05-20-2024-06

**ORDER of the
TANEY COUNTY COMMISSION
FORSYTH, MISSOURI**

DATE: May 20, 2024

SUBJECT: Adoption of Amendments to the Taney County Board of Adjustment Bylaws

WHEREAS, Taney County, Missouri desires to coordinate physical development in accordance with its present and future needs; so as to conserve the natural resources of the County, to insure efficient expenditure of public funds and to promote the health, safety, convenience, prosperity and general welfare of its inhabitants; and

WHEREAS, the Taney County Planning Commission has held public hearings in order to obtain public input concerning amendments to the Taney County, Missouri Board of Adjustment Bylaws, in accordance with the requirements of Section 64.815 of the Missouri Revised Statutes; and

WHEREAS, the Taney County Board of Adjustment has recommended the amendments to the Taney County, Missouri Board of Adjustment Bylaws; and

NOW, THEREFORE, on this 20th day of May, 2024, at a duly called meeting of the Taney County Commission, having received the recommendation of the Board of Adjustment and, after public notice, and in open session, upon motion made by Commissioner Williams seconded by Commissioner Wyatt and concurred by Presiding Commissioner Plummer, the Taney County Commission did vote to amend the Taney County, Missouri Board of Adjustment Bylaws, pursuant to the provisions of Chapter 64.845 through 64.880 of the Revised Statutes of Missouri.

IT IS HEREBY ORDERED that the Taney County, Missouri Board of Adjustment Bylaws is hereby amended. The following Sections of the Board of Adjustment Bylaws have been amended as per the attached handout:

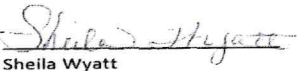
Taney County Board of Adjustment Bylaws:
Remove Article XVI. Appeals to Decisions Made by the Board
Article XI: Amendments, change statement A. three-fifths to four-fifths to coordinate with Article XI

IT IS FURTHER ORDERED that the amendments to the Taney County, Missouri Board of Adjustment Bylaws shall become effective on the 20th day of May, 2024, and a copy of this Order shall be filed in the office of the Planning & Zoning.

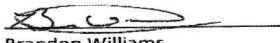
TANEY COUNTY COMMISSION



Nick Plummer
Presiding Commissioner



Sheila Wyatt
Commissioner, Eastern District



Brandon Williams
Commissioner, Western District

ATTEST:



Stephanie Spencer, County Clerk 5/20/2024



Presiding Commissioner NP; Eastern Commissioner SW; Western Commissioner WJ

RECESS: 11:21 A.M.

RECONVENE: 11:34 A.M.

911 ESINET/AT&T PROJECT ROUND TABLE

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

Also present: Keith Kinnard, Stone County Emergency Management, Tammy Hagler, 911 Administrator, David Clark, County Auditor, Stephanie Spencer, County Clerk, Nikki Lawrence, Purchasing Director & Legal Liaison, Travys Saffle, Citizen of Taney County, and Cody Pender, Citizen of Taney County.

RECESS: 11:50 A.M.

RECONVENE: 11:53 A.M.

CLERK WEBSITE DISCUSSION

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

Also present: David Clark, County Auditor, Stephanie Spencer, County Clerk, Shawn McKinley, Systems Analyst/Web App. Developer, Marc Rys, IS Administrator, Travys Saffle, Citizen of Taney County, and Cody Pender, and Citizen of Taney County.

EXECUTIVE SESSION: 12:00 P.M.

EXECUTIVE SESSION PER SECTION 610.021(1)(3)(12) (LEGAL, PERSONNEL, & CONTRACTS)

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

See the Executive Session Minutes for any motions made or votes taken.

END OF EXECUTIVE SESSION: 12:10 P.M.

DAILY STAFF REVIEW AND AGENDA REQUESTS

(Taney County Commission Conference Room)

Present: Presiding Commissioner Plummer, Commissioner Williams and Commissioner Wyatt.

Also present: Stephanie Spencer, County Clerk, Nikki Lawrence, Purchasing Director & Legal Liaison, and Jordyn Robertson, Administrative Assistant.

The commission met with their staff to review the day's business and go over the agenda requests.

ADJOURNMENT

Commissioner Williams moved to adjourn. Commissioner Wyatt seconded the motion. The motion passed by vote: Plummer (aye), Williams (aye), and Wyatt (aye).

ADJOURN: 12:21 P.M.

The minutes were taken by, Stephanie Spencer, County Clerk and Kim Lovelace, Deputy Clerk and typed by Kim Lovelace, Deputy Clerk.

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